

WASHINGTON STATE BUILDING CODE COUNCIL
APPLICATION FOR REVIEW OF A PROPOSED STATEWIDE AMENDMENT
TO THE WASHINGTON STATE BUILDING CODE

1. State Building Code to be Amended.

- | | |
|---|--|
| <input checked="" type="checkbox"/> International Building Code | <input type="checkbox"/> Ventilation and Indoor Air Quality Code |
| <input type="checkbox"/> International Residential Code | <input type="checkbox"/> International Mechanical Code |
| <input type="checkbox"/> ICC ANSI A117.1 Accessibility Code | <input type="checkbox"/> International Fuel Gas Code |
| <input type="checkbox"/> International Fire Code | <input type="checkbox"/> NFPA 54 National Fuel Gas Code |
| <input type="checkbox"/> Uniform Plumbing Code | <input type="checkbox"/> NFPA 58 Liquefied Petroleum Gas Code |
| <input type="checkbox"/> State Energy Code | |

Section: 504.4**Page: 81 of the 2009 IBC****2. Applicant:** Tom Phillips – City of Kirkland**3. Signed:**

<u>Tom Phillips</u>	<u>Building Official</u>	<u>February 24, 2010</u>
Proponent	Title	Date

4. Contact Person:

<u>Tom Phillips</u>	<u>Building Official</u>
Name	Title

Address: 123 5th Ave. Kirkland, WA 98033**Phone:** (425)587-3604**Fax:** (425)587-3651

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5. Proposed Code Amendment (Underline all added words, strike through deleted words) Additional pages may be attached.

Code: IBC Section: 504.2 Page: 81

Amend section 504.2 to read as follows:

504.2 Automatic sprinkler system increase. Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum height is increased by 20 feet (6096 mm) and the maximum number of stories is increased by one. These increases are permitted in addition to the area increase in accordance with Sections 506.2 and 506.3. For Group R buildings equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2, the value specified in Table 503 for maximum height is increased by 20 feet (6096 mm) and the maximum number of stories is increased by one, but shall not exceed 60 feet (18 288 mm) or four stories, respectively.

Exceptions:

1. Buildings or portions of buildings, classified as a Group I-2 of Type IIB, III, IV or V construction.
2. Buildings or portions of buildings, classified as a Group H-1, H-2, H-3 or H-5 occupancy.
3. *Fire-resistance rating* substitution in accordance with Table 601, Note d.
4. Group R occupancies in buildings of Type VA construction may be a maximum of five stories provided:
 - a. The building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1. and,
 - b. the building does not exceed 60 feet in height.

6. Background information on amendment.

NOTE: State-wide and emergency state-wide amendments to the state building code should be based on one of the following criteria:

- (1) The amendment is needed to address a critical life/safety need.
- (2) The amendment is needed to address a specific state policy or statute.
- (3) The amendment is needed for consistency with state or federal regulations.
- (4) The amendment is needed to address a unique character of the state.
- (5) The amendment corrects errors and omissions.

This proposal will allow Group R occupancy buildings of Type VA construction to be five stories without increasing any fire or life/safety concerns; in fact this proposal may even make Type VA buildings safer. Currently these buildings are limited to four stories and 70 feet in height, when equipped with an NFPA 13 sprinkler system. This proposal will lower the maximum height from 70 feet to 60 feet and not allow the total area of the building to be any larger than what is already permitted. Since these proposed buildings will not have any more area than what is currently allowed, they will not have any more fire load than what is currently allowed. Exiting and occupant loads will also be the same as currently allowed. They will however be required to have a full NFPA 13 fire sprinkler system because NFPA 13R fire sprinkler systems are limited to four stories.

A number of cities have already passed ordinances allowing five story, Type VA buildings while others have allowed them under the 'Alternate Method and Design' provisions of the IBC. This proposal will create greater consistency statewide by providing a uniform approach to allowing five story, Type VA buildings, without compromising any fire life/safety standards.

Economic Impact Worksheet
(Required for statewide amendment requests. Attach supporting documentation.)

Code References: 504.2 Title: Five Story, Type 5A construction

Proponent: Tom Phillips – City of Kirkland Phone: 425-587-3604 Date: February 23, 2010

Part I ♦ Amendment Benefit:

PROBLEM(S) ADDRESSED: The allowance five story, Type 5A construction is inconsistent across the State.

PRIMARY REASON FOR AMENDMENT: (check one only)

- | | |
|--|--|
| <input type="checkbox"/> Protect public health, safety and welfare | <input type="checkbox"/> Mandate from legislation or courts |
| <input type="checkbox"/> Reduce cost | <input type="checkbox"/> Code change |
| <input type="checkbox"/> "Manage risk" for government | <input checked="" type="checkbox"/> Other <u>Provide statewide consistency</u> |

TYPE OF BENEFITS PROJECTED: (check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Saves lives/reduces injuries | <input type="checkbox"/> Saves energy |
| <input type="checkbox"/> Protects/improves long-term health | <input type="checkbox"/> Protects environment |
| Reduces construction cost: | <input type="checkbox"/> Increases accessibility |
| <input checked="" type="checkbox"/> Over existing code requirement | <input checked="" type="checkbox"/> Reduces regulation |
| <input type="checkbox"/> Canceling new code requirement | <input checked="" type="checkbox"/> Reduces government enforcement cost |
| <input type="checkbox"/> Off-setting new code requirement | <input checked="" type="checkbox"/> Clarifies/improves existing code |
| <input checked="" type="checkbox"/> Increases construction alternatives | <input type="checkbox"/> Protects property loss/damage |
| | <input type="checkbox"/> Other _____ |

Part II ♦ Amendment Impacts:

TYPES OF CONSTRUCTION: ☒ New Construction ☐ Remodeling/Tenant Improvement/Repair

COMPLETE TABLE FOR EACH BUILDING TYPE CHECKED (See reverse for instruction on items ^a through ^e)

√	Building Type	Construction ^a 1st Cost		Enforcement ^b		Owner ^c Ongoing		Other		Supporting data attached
	Residential	C/S ^d	Degree ^e	C/S ^d	Degree ^e	C/S ^d	Degree ^e	C/S ^d	Degree ^e	✓
	Single family									
√	Multi-family	-	3	-	1					
	Commercial/Retail									
	Industrial									
	Government/Utilities									
	Other:									

OTHER EFFECTS:

Evaluate by number scale 0-3 (0=none, 3=significant)

- 0 Likelihood for litigation
0 Decrease public cooperation
0 Disadvantage small business
Other _____

Evaluate by letter code

(Spec, Custom, Factory, Remodel, Manufact., Other, NA)
N/A Advantage one industry
N/A Disadvantage one industry

Part III ♦ Comments and Recommendations:

Evaluate each by number scale 0-3 (0=none, 3=significant)

- | | |
|-------------------------|----------------------------------|
| 0 Difficulty to Enforce | 1 Cost of not adopting amendment |
| 0 Costs exceed Benefits | 1 Degree of TAG controversy |
| 3 C/S Confidence level | |

Evaluate Yes or No (circle one)

Y / N Were alternative solutions considered
Y / N Recommend further benefit/impact analysis
Y / N Recommend future benefit/impact review